

HOUSE BILL 3002
By Godsey

AN ACT to amend Tennessee Code Annotated, Chapter 77 of the Private Acts of 1995, relative to the charter of the city of Kingsport pertaining to the Northeast Tennessee Overlay district.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF TENNESSEE:

SECTION 1. Chapter 77 of the Private Acts of 1995 is amended in Section 5 by deleting subsection (b) in its entirety and by substituting instead the following:

(b) The geographic area defined as the Northeast Tennessee Commercial and Industrial Corridor and over which the commission shall exercise its powers shall be that portion of Kingsport, Sullivan County, Tennessee:

NORTHEAST TENNESSEE OVERLAY DISTRICT

BEGINNING at a point, said point located at the intersecting centerline of Cox Hollow Road and Snapps Ferry Road as shown on Sullivan County tax map 119 dated 2003; thence in a westerly direction following the centerline of Snapps Ferry Road for a distance of approximately 3,350 feet to a point, said point being the intersection of Rocks Springs Road and Snapps Ferry Road; thence in a southerly direction crossing the right-of-way of Interstate 81 for a distance of approximately 520 feet to a point, said point located on the southerly right-of-way Interstate 81, said point also being the northwesterly corner of parcel 75 as shown on Sullivan County tax map 119; thence following said parcel line and interstate right-of-way for a distance of approximately 500 feet to a point, said point being the southwesterly corner of parcel 75, said point also being located on the Urban Growth Boundary as approved by the state of Tennessee for the city of Kingsport; thence in an easterly direction following the southerly extent of the Urban Growth Boundary for a distance of approximately 14,780 feet to a

point, said point being the southeasterly corner of parcel 40 as shown on Sullivan County tax map 120; thence in a northeasterly direction following the southerly property line of parcels 40, 41, and 44 for a distance of approximately 1,150 feet to a point; thence in a northwesterly direction following the easterly property line of parcel 44 for a distance of approximately 1,250 feet to a point, said point located on the centerline of Mitchell Road; thence following the centerline of Mitchell Road in a northeasterly direction for approximately 975 feet to a point, said point being an extension of parcel 24.40 shown on Sullivan County tax map 120; thence in a northwesterly direction following said property line extended for a distance of approximately 900 feet to a point, said point being the common corner of parcels 24.40/24.10 and 27.25 and the Kingsport city limit as shown on Sullivan County tax map 120; thence in a northeasterly direction following the Kingsport city limits for a distance of approximately 4,450 feet to a point located on the centerline of Fordtown Road as shown on Sullivan County tax map 106, dated 2003; thence following the centerline of Fordtown Road in an easterly direction and the Kingsport city limits for a distance of 125 feet to a point, said point being an extension of the southwesterly property line of parcel 26 as shown on Sullivan County tax map 106 and the Kingsport city limits; thence following the Kingsport city limits for a distance of 4,825 feet to a point, said point located on the centerline of Interstate 81; thence following the centerline of Interstate 81 in a southwesterly direction for a distance of 650 feet to a point, said point being located 2,000 feet from the intersecting centerlines of Interstate 181 and Interstate 81; thence in a northerly direction with and parallel to the centerline of Interstate 181 for a distance of approximately 17,500 feet to a point, said point being the southeasterly corner of tax parcel 2 as shown on Sullivan County tax map 91 and the Kingsport city limits; thence in a northeasterly direction crossing the right-of-way of John B. Dennis Highway for a distance of 400 feet to a point, said point being the southeasterly corner of parcel 3.2-A-76J; thence following the northerly property lines of parcels 3.2-A-76J and parcel

3.25-A-76J for a distance of 1,500 feet to a point, said point being the northeasterly corner of parcel 17-A-76G; thence following the northerly property line of parcel 17-A-76G and the northerly boundary of Whispering Hills Addition for a distance of approximately 1,500 feet to a point located on the centerline of South Eastman Road; thence following the centerline of South Eastman Road in a northeasterly direction for a distance of approximately 2,850 feet to a point located in the center of the Sluice as shown on Sullivan County tax map 76; thence in a northwesterly direction following the center of the Sluice for a distance of approximately 2,850 feet to a point located on the centerline of Wilcox Drive; thence continuing along the center of the Sluice for a distance of approximately 1,550 feet to a point which is the confluence of the Sluice and Horse Creek as shown on Sullivan County tax map 61; thence in a southwesterly direction following the center of Horse Creek as shown on Sullivan County tax map 61 for a distance of approximately 2,550 feet to a point, said point being the northeasterly corner of tax parcel 14 as shown on Sullivan County tax map 61; thence following the northwesterly property line of said parcel for a distance approximately 1,100 feet to a point, said point being the southwesterly corner of parcel 14; thence continuing in a southwesterly direction following the northwesterly property line of parcel 14 extended for a distance of approximately 550 feet to a point; thence continuing in a southwesterly direction for a distance of approximately 300 feet to a point being the intersection of the northerly property line of parcel 6.9 and Horse Creek Lane as shown on Sullivan County tax map 76, said point also being approximately 2,000 feet from the centerline of Interstate 181; thence in a northerly direction with and parallel to the centerline of Interstate 181 for a distance of approximately 6,500 feet to a point, said point being located on the property line of tax parcels 60-4 and 5; thence in a westerly direction for a distance of approximately 2,000 feet to a point located on the centerline of Interstate 181; thence continuing in a westerly direction from the centerline of Interstate 181 for a distance of approximately 650 feet to a point,

said point located on the Huntington Place subdivision boundary and the Kingsport city limits; thence in a southwesterly direction following the Kingsport city limits as shown on Sullivan County tax map 60 for a distance of approximately 1,650 feet to a point, said point located on the northerly property line of parcel 28 as shown on Sullivan County tax map 60, said point also being located 2,000 feet from the centerline of Interstate 181; thence in a southeasterly direction with and parallel to the centerline of Interstate 181 approximately 11,250 feet to a point, said point being the intersection of Reservoir Road and Jayne Road as shown on Sullivan County tax map 75; thence continuing with and parallel to Interstate 181 for a distance of 1,950 feet to the intersecting centerlines of Diana Road and Hinkle Road; thence in a southerly direction following the centerline of Hinkle Road for a distance of approximately 850 feet to the centerline of Princeton Road as shown on Sullivan County tax map 75; thence in a southerly direction following the westerly property line of parcel 102.02 extended for a distance of approximately 1500 feet to a point, said point being the southwesterly corner of parcel 102.02 and the Kingsport city limits as shown on Sullivan County tax map 90; thence in a westerly direction following the southerly property line of parcel 99 and the Kingsport city limits for a distance of approximately 100 feet to a point, said point being the northeasterly corner of parcel 64 as shown on Sullivan County tax map 90; thence in a southerly direction following the westerly property boundary of Gaylemont subdivision for a distance of approximately 1,800 feet to a point, said point located on the northerly right-of-way of Sullivan Gardens Parkway; thence in a southeasterly direction crossing Sullivan Gardens Parkway for a distance of approximately 200 feet to a point, said point being the northwesterly corner of parcel 61 as shown on Sullivan County tax map 90; thence following the westerly property line of parcel 61 for a distance of approximately 300 feet to a point located on Horse Creek; thence following the northerly shore of Horse Creek for a distance of approximately 800 feet to a point, said point also being the Kingsport city limit;

thence in a southeasterly direction following the westerly property line of parcel 61 and Kingsport city limits for a distance of approximately 2,000 feet to a point, said point being the northwesterly corner of parcel 12 as shown on Sullivan County tax map 91; thence in a northeasterly direction following the northerly property lines of parcels 12, 11, 10, and 9 as shown on Sullivan County tax map 91 for a distance of approximately 2,500 feet to a point, said point being the northeastern corner of parcel 9 and the northwestern corner of Timberidge Subdivision; thence in a southeasterly direction following the common property line of parcel 9 and Timberidge Subdivision for a distance of approximately 1,500 feet to a point located in the centerline of McCulley Lane; thence in a northeasterly direction following the centerline of McCulley Lane to its intersection with Shadyview Road, said point also being approximately 2,000 feet from the centerline of Interstate 181; thence in a southerly direction of parallel with the centerline of Interstate 181 for a distance of approximately 8,450 feet to a point, said point located on the centerline of Rock Springs Road as shown on Sullivan County tax map 105; thence continuing with and parallel to Interstate 181 for a distance of 5,225 feet to a point located on the centerline of Cox Hollow Road; thence following the centerline of Cox Hollow Road for a distance of approximately 1,250 feet to a point as shown on Sullivan County tax map 105; thence following the centerline of Cox Hollow Road for a distance of 2,700 feet as shown on Sullivan County tax map 119 to the point of BEGINNING, and being that area proposed to be designated as the "Gateway Area".

All property located within the City of Kingsport Planning Region with an elevation over 1,400 feet above mean sea level shall also be subject to the provision of the Gateway Overlay District. These provisions for elevations in excess of 1,400 feet will not apply to single-family detached homes or agricultural uses.

The board of commissioners shall regulate the portion of the overlay district found within the corporate limits of the city of Kingsport. If the corporate limits of the city of Kingsport should

change in the future due to annexation, the commissioners shall, upon the effective date of the annexation, regulate the new portions pursuant to the provisions of this act.

SECTION 2. This act shall have no effect unless it is approved by a two-thirds (2/3) vote of the legislative body of Kingsport. Its approval or nonapproval shall be proclaimed by the presiding officer of Kingsport and certified to the secretary of state.

SECTION 3. For the purpose of approving or rejecting the provisions of this act, it shall be effective upon becoming a law, the public welfare requiring it. For all other purposes, it shall become effective as provided in Section 2